

Subject: Conditional Use Permit - Vanessa

# To the Honorable Council City of Norfolk, Virginia

From:

Interim Planning Director Flores

Reviewed: Ward/Superward: 2/6

Douglas Beaver, Acting Deputy

City Manager

Paula Shea

Approved: Item Number: C-1

Patrick Roberts, City Manager

- **Planning Commission Recommendation:** By a vote of **7 to 0**, the Planning Commission recommended approval.
- **II.** Request: Allow a Retail Goods Establishment with a gross floor area of more than 50,000 square feet and Alternative Signage.
- III. Applicant: Vanessa Flores

## IV. <u>Description:</u>

- i. Retail Goods Establishment
- The applicant proposes to demolish the former Kroger Grocery Store, the former Work Force Development Center, and the Virginia Ham building and construct an approximately 150,000 square-foot retail goods establishment.
- The demolition of the Virginia Ham Shop building will increase the sites presence along E. Little Creek Road and the size of the entrance along East Little Creek Road.
- To accommodate this request, a Conditional Use Permit is required for a retail goods establishment over 50,000 square feet in the C-R district.
- The applicant will not sell smoking or vaping products but will sell alcoholic beverages for off-premises consumption.
  - The Performance standards for Grocery stores indicate that no CUP is required for the sale of alcoholic beverages for off-premises if:
    - All beer sold for off-premises consumption shall be in a package containing a minimum of six bottles or cans and all wine shall be sold in containers with a minimum of 375 ml each.

No more than ten percent of the gross floor area of the establishment may be used for the sale of alcoholic beverages.

## ii. Alternative Signage

- The Zoning Ordinance allows large scale land uses with common design elements (such as a shopping center, an office park, a special district such as the airport, or large institutions such as a university or medical center with multiple buildings on a campus) to apply for a <u>Conditional Use Permit</u> to authorize alternative signage pertaining only to a particular center or campus, in lieu of the sign regulations that would otherwise be required under this section.
- This site is over 10-acres and is accessed by a 55-foot-wide driveway from E. Little Creek Road.
- The applicant is proposing alternative freestanding signs and ground signs:

Freestanding signs					
		Allowed	Proposed		
Size		<100 ft. lot frontage: 0 sq. ft. .00—200 ft. lot frontage: 32 sq. ft. >200 ft. lot frontage: 75 sq. ft.	55 ft. lot frontage (265 ft. beyond driveway)  Located at entry 105 sq. ft.  Facing I-64		
			420 sq. ft.		
Maximum Height	12 ft. or 16 ft. if set back 20 ft. from public right-of-way		Located at entry 20 ft., 7 ft. from public right-of-way  Facing I-64 75 ft., on property line		
		<b>Ground Signs</b>			
Allowed		<u>Allowed</u>	<u>Proposed</u>		
Maximum Area Maximum Height		9 sq. ft.	Near store front (1 sign): 5 sq. ft. In parking lot (12 signs) 9 sq. ft.		
		2.5 ft.	Near store front: 6 ft. In parking lot 6. ft.		

## V. <u>Historic Resources Impacts:</u>

The site is not located in a local, state or federal historic district.

## VI. <u>Public Schools Impacts:</u>

N/A

Staff contact: Susan Pollock <u>susan.pollock@norfolk.gov</u>

## Attachments:

- Proponents and Opponents
- Staff Report to CPC dated July 27, 2023 with attachments
- Ordinances

## **Proponents and Opponents**

## **Proponent**

Tim Trant Kaufman & Canoles 150 W. Main Street Norfolk, VA 23510

Erik Markowski 1513 Bay Point Virginia Beach, VA 23452

Ryan Kiss 409 Southside Road Virginia Beach, VA 23451

## **Opponent**

None

## **Supporting Material:**

- Conditional Use Permit Review Standards (PDF)
- Overview Map(PDF)
- Location Map (PDF)
- Zoning Map (PDF)
- FLU Map (PDF)
- Application (PDF)
- Property Owners 300ft (PDF)
- Email to Wards Corner and Suburban Park Civic League (PDF)



## **City Planning Commission Public Hearing: July 27, 2023**

Acting Executive Secretary: Paula Shea, AICP

Staff Planner: <u>Susan Pollock</u>	Susan Pallact
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Staff Report	Item No. 1			
Address	201 and 217 E. Little Creel	201 and 217 E. Little Creek Road Vanessa Flores		
Applicant	Vanessa Flores			
Request	Conditional Use Permits	Retail Goods Establishment with a gross floor area of more than 50,000 square feet.		
nequest	Conditional Ose Fermits	Alternative signage		
Zoning	C-R (Regional Commercial)			
Character Distric	t Suburban	Suburban		
Surrounding Area	North	Interstates 64/564		
	East	I-L (Industrial - Light): Nonconforming duplex/triplex/single-family homes I-G (Industrial - General): Extra Space Self Storage		
	South	Norfolk and Southern Railway		
	West	C-R: McDonalds, Taco Bell, Virginia Ham Shop (to be demolished)		
Recommendatio	n Approval with conditions			



## A. Summary of Request

- The site is located on the south side of East Little Creek Road just east of Granby Street between the McDonald's and the Taco Bell and adjacent to the Suburban Acres neighborhood.
- This request would allow the construction of a Retail Goods Establishment that is over 50,000 square feet in size and allow alternative signage.
- Given that the request will provide a much-needed service and flexibility to address current customer needs, staff recommends **approval**.

## **B.** Plan Consistency

The proposed site layout is not consistent with *A Vision for Wards Corner* adopted by City Council in 2019 which calls road reconfiguration to break up the former 'Workforce Development Block' east of Little Creek Road and create a new contiguous development frontage. The proposed retail use is consistent with the future land use plan in *plaNorfolk2030* which designates this site as commercial.

## C. Zoning Analysis

#### i. Retail Goods Establishment

- The applicant proposes to demolish the former Kroger Grocery Store, the former Work Force Development Center, and the Virginia Ham building and construct an approximately 150,000 square-foot retail goods establishment.
- The demolition of the Virginia Ham Shop building will increase the sites presence along E. Little Creek Road and the size of the entrance along East Little Creek Road.
- To accommodate this request, a Conditional Use Permit is required for a retail goods establishment over 50,000 square feet in the C-R district.
- The applicant will not sell smoking or vaping products but will sell alcoholic beverages for off-premises consumption.
  - The Performance standards for Grocery stores indicate that no CUP is required for the sale of alcoholic beverages for off-premises if:
    - All beer sold for off-premises consumption shall be in a package containing a minimum of six bottles or cans and all wine shall be sold in containers with a minimum of 375 ml each.
    - No more than ten percent of the gross floor area of the establishment may be used for the sale of alcoholic beverages.

#### ii. Alternative Signage

- The Zoning Ordinance allows large scale land uses with common design elements (such as a shopping center, an office park, a special district such as the airport, or large institutions such as a university or medical center with multiple buildings on a campus) to apply for a <u>Conditional Use Permit</u> to authorize alternative signage pertaining only to a particular center or campus, in lieu of the sign regulations that would otherwise be required under this section.
- This site is over 10-acres and is accessed by a 55-foot-wide driveway from E. Little Creek Road.
- The applicant is proposing alternative freestanding signs and ground signs:

Freestanding signs					
		Allowed	Proposed		
Size 100-		<100 ft. lot frontage: 0 sq. ft. 0—200 ft. lot frontage: 32 sq. ft. >200 ft. lot frontage: 75 sq. ft.	55 ft. lot frontage (265 ft. beyond driveway)  Located at entry 105 sq. ft.  Facing I-64 420 sq. ft.		
Maximum Height	12 ft. or 16 ft. if set back 20 ft. from public right-of-way		Located at entry 20 ft., 7 ft. from public right-of-way  Facing I-64 75 ft., on property line		
		Ground Signs			
		<u>Allowed</u>	<u>Proposed</u>		
Maximum Area		9 sq. ft.	Near store front (1 sign): 5 sq. ft. In parking lot (12 signs) 9 sq. ft.		
Maximum Height		2.5 ft.	Near store front: 6 ft. In parking lot 6. ft.		

## iii. Performance Standards

#### Grocery store

An establishment typically larger than 15,000 square feet, that offers a diverse variety of unrelated, non-complementary food and non-food commodities, such as beverages, dairy, dry goods, fresh produce, and other perishable items, frozen foods, household products, and paper goods, and markets a majority of its merchandise at retail prices. The establishment may include accessory uses including prescription pharmacy, or delicatessen.

- (i) A Conditional Use Permit is required in the following circumstances:
  - (A) For any such establishment selling alcohol for off-premises consumption that will not conform to subsection (iv) or (v), below.
  - (B) For any single-tenant building(s) that have a gross floor area of 50,000 square feet or more and devote 60 percent or more of the total floor area to retail sales activities.

- (ii) A Conditional Use Permit is required to operate between the hours of 12:00 a.m. and 5:00 a.m.
- (iii) No alcoholic beverages shall be sold for on- or off-premises consumption without the proper approvals from the ABC Board. The sale of alcoholic beverages shall be limited to the times approved by the ABC Board.
- (iv) All beer sold for off-premises consumption shall be in a package containing a minimum of six bottles or cans and all wine shall be sold in containers with a minimum of 375 ml each.
- (v) No more than ten percent of the gross floor area of the establishment may be used for the sale of alcoholic beverages.
- (vi) Generators or other resilient power supply systems shall be provided such that ice, food, gasoline, and other similar products may be acquired by consumers during time of extended power outages.

#### Retail goods establishment

Establishments that sell consumer goods at retail. The use includes antique stores, art galleries, bicycle sales, rental service, or repair establishments, bulk retailing establishments, drug stores or pharmacies, home, building, and garden supply stores, monument or headstone sales establishments, and retail sales establishments. Firearms sales establishments are considered retail goods establishments for the purposes of this Ordinance.

- (i) A Conditional Use Permit is required in the following circumstances:
  - (A) To operate between the hours of 12:00 a.m. and 5:00 a.m.
  - (B) For the construction or substantial improvement of any establishment with a gross floor area of 50,000 square feet or more that devotes 60 percent or more of the total floor area to retail sales activities.
  - (C) In the BCRO district, for establishments typically less than 12,000 square feet that provide assorted, inexpensive household, personal, home office, decorative, and packaged, shelf-stable food items that are continuously offered at a discounted price that is usually less than \$10 each per item, other than a convenience store or an establishment that includes a pharmacy.
- (ii) For retail goods establishments providing pharmacy services, generators or other resilient power supply systems shall be provided such that prescription and nonprescription drugs may be acquired by consumers during time of extended power outages
- (iii) Goods more than 100 years old, which have special value because of excessive age, unique collectability, historical significance, handicraft, or aesthetic quality are considered antiques and not used merchandise.

#### iv. Parking:

The applicant will be providing a Traffic Study prepared by a traffic engineer for alternative parking.

## v. Landscaping:

The applicant is working with Parks and Recreation staff on an alternative landscaping plan.

## vi. Flood Zone

The property is located in the X (Low to Moderate) Flood Zone, which is a low-risk flood zone.

## D. Mobility Analysis

- The property is located on the HRT Bus Routes along both E. Little Creek Road and Granby Street.
- Granby Street is a designated Bike Corridor in the Norfolk Bicycle and Pedestrian Strategic Plan.
- Sidewalks along E. Little Creek Road and from E. Little Creek Road to the establishment will be required.

## **E.** Historic Resources Impacts

The site is not located within a federal, state, or local historic district.

## F. Public Schools Impacts

N/A

## **G.** Payment of Taxes

The owner of the property is current on all taxes.

## H. Civic League

- Notice was sent to the Suburban Acres and Wards Corner Civic Leagues on June 26.
- The applicant hosted a Community meeting on July 26<sup>th</sup>.

#### I. Communication Outreach/Notification

- Letters were mailed to all property owners within 300 feet of the property on July 12.
- Legal notification was placed in *The Virginian-Pilot* on July 13 and 20.

#### J. Recommendation

Both the Farm Fresh and Kroger located in this area have closed. The proposed retailer will be providing groceries and other items that are not currently available in the area and is compatible with the needs of the community.

Alternative signage has been approved for large single use sites such as Ikea. Their largest freestanding sign is 108 feet tall, 600 square feet in size and has 3 faces. That averages to approximately 94 square feet per acre. This largest sign this applicant is proposing is 75 feet tall and 420 square feet in size with two faces which averages 84 square feet per acre.

Staff recommends that the CUP's be approved subject to the following conditions:

a) The hours of operation shall be limited to 6:00 a.m. until 12:00 a.m., seven days a week.

- b) The establishment shall maintain a current, active business license at all times while in operation.
- c) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the Conditional Use Permit so as to keep such areas free of litter, refuse, and both solid and liquid waste.
- d) No smoking or vaping products shall be sold.
- e) In addition to signs permitted under section 5.7.7 Permitted Signs, of the *Norfolk Zoning Ordinance*, the following signs are permitted:
  - i) Freestanding pole sign located at the entrance measuring 105 square feet in size per face/two sides, 20 feet tall and a minimum of seven (7) feet from public right-of-way.
  - ii) Freestanding pole sign on the northeastern portion of the site measuring 420 square feet in size per face/two sides and 75 feet tall located adjacent to the property line.
  - iii) One (1) ground sign located adjacent to the building measuring five (5) square feet in size per face/two sides, six (6) feet tall.
  - iv) Twelve ground signs nine (9) square feet per face/two sides, six (6) feet tall and located in the parking spaces to the eastern most portion of the site.

## **Supporting Material:**

- Conditional Use Permit Review Standards (PDF)
- Overview Map(PDF)
- Location Map (PDF)
- Zoning Map (PDF)
- FLU Map (PDF)
- Application (PDF)
- Property Owners\_300ft (PDF)
- Email to Wards Corner and Suburban Park Civic League (PDF)

Form and Correctness Approved: 240

Contents Approved:

By: \_\_\_\_\_\_Office of the City Attorney

NORFOLK, VIRGINIA

## **Ordinance No.**

AN ORDINANCE GRANTING CONDITIONAL USE PERMITS TO AUTHORIZE THE OPERATION OF A RETAIL GOODS ESTABLISHMENT WITH MORE THAN 50,000 SQUARE FEET OF FLOOR AREA AND TO PERMIT ALTERNATIVE SIGNAGE ON PROPERTY LOCATED AT 201 AND 217 EAST LITTLE CREEK ROAD.

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That conditional use permits are hereby granted authorizing the following uses:

- (a) Retail Goods Establishment with 50,000 square feet or more of gross floor area with 60% or more devoted to retail sales (principal use)
- (b) Alternative signage

Section 2:- That the full extent of the property or properties where the permit or permits described above are hereby made effective, upon the date set forth below, is described as follows:

Property fronts 120 feet, more or less, along the southern line of East Little Creek Road beginning 142 feet, more or less, from the southern line of Waco Street and extend southwardly. Property also fronts 1397 feet, more or less, along the southern and western lines of Waco Street; premises numbered 201 and 217 East Little Creek Road.

Section 3:- That the conditional use permit or permits granted herein shall be subject to all of the general conditions set forth in section 2.4.8.D of the Norfolk Zoning Ordinance and

all of the following additional conditions, requirements, and limitations:

- (a) The operation of the principal use of Retail Goods Establishment must be conducted in accordance with the applicable performance standards that are set forth in section 4.2 of the Norfolk Zoning Ordinance.
- (b) The hours of operation shall be limited to 6:00 a.m. until 12:00 midnight, seven days a week.
- (c) The establishment shall maintain a current, active business license at all times while in operation.
- (d) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the Conditional Use Permit so as to keep such areas free of litter, refuse, and both solid and liquid waste.
- (e) No smoking or vaping products shall be sold.
- (f) The following types of signs are permitted in the district, and no others:
  - (1) All signs permitted under section 5.7.7 of the <u>Norfolk Zoning Ordinance</u>, entitled "Permitted Signs."
  - (2) One (1) freestanding pole sign no more than 20 feet tall located at the entrance from East Little Creek Road and situated no less than seven (7) feet from any public right-of-way, limited to two (2) sign faces each of which shall not exceed 105 square feet in area.
  - (3) One (1) freestanding pole sign no more than 75 feet tall located in the northeast corner of the property adjacent to the property line along Waco Street, limited to two (2) sign faces each of which shall not exceed 420 square feet in area.

- (4) One (1) ground sign no more than six (6) feet tall located adjacent to the building, limited to two (2) sign faces each of which shall not five (5) square feet in area.
- (5) 12 ground signs, each no more than six (6) feet tall, located at the front of each of 12 vehicular parking spaces on the easternmost portion of the property, limited to two (2) sign faces each of which shall not exceed nine (9) square feet in area.
- (g) This special exception does not regulate the content or message contained on any sign permitted on the property, and any sign may be changed so long as the size, location, and number remain unaltered by the change.

Section 3:- That the City Council hereby determines that the conditional use permit or permits granted herein comply with each of the standards set forth in section 2.4.8.C of the Norfolk Zoning Ordinance.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

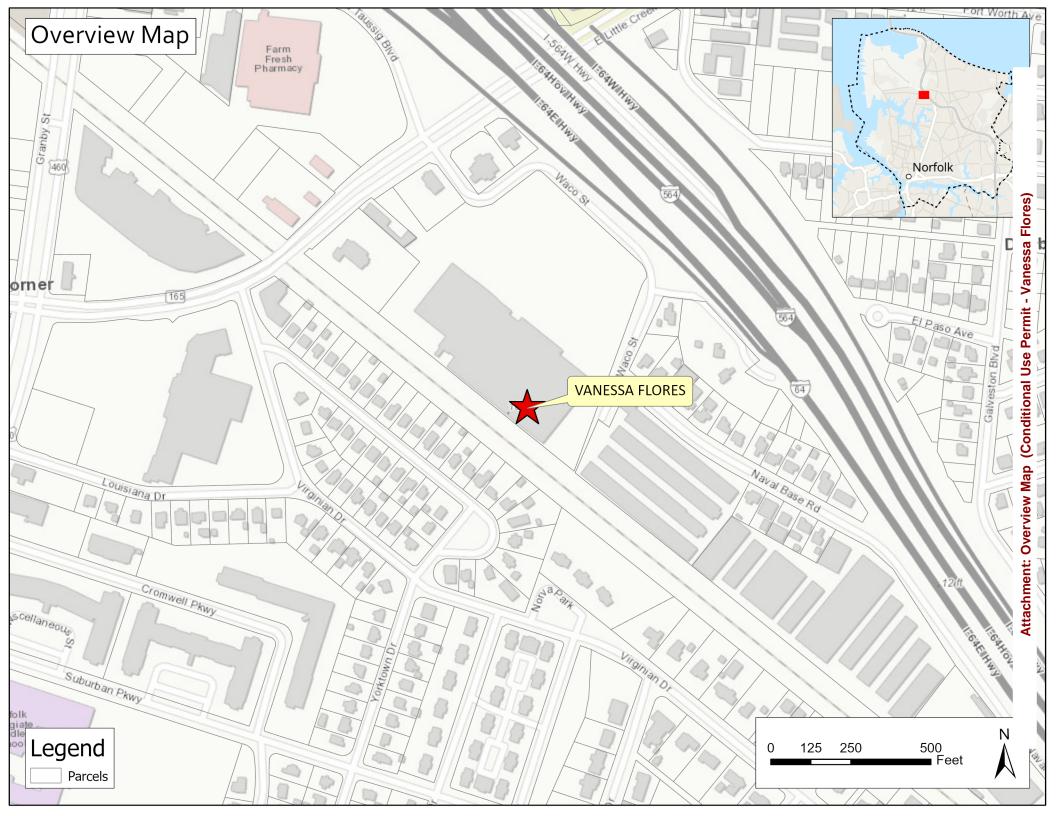
EXHIBITS:

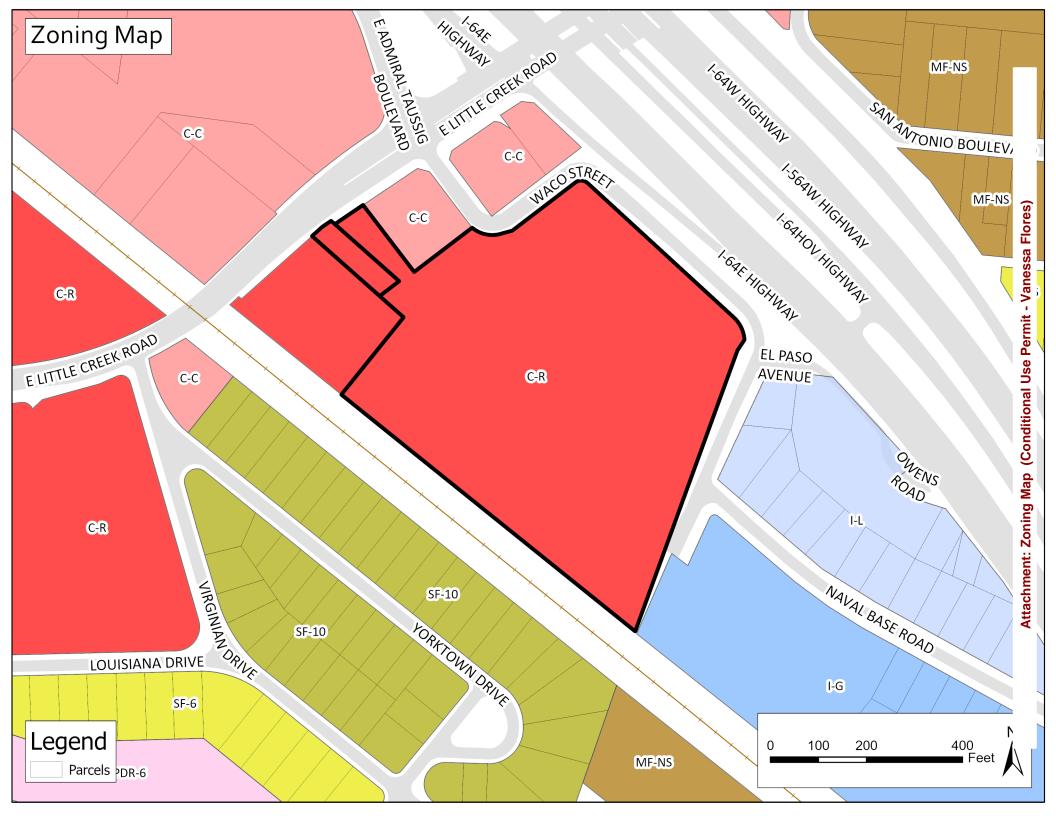
None

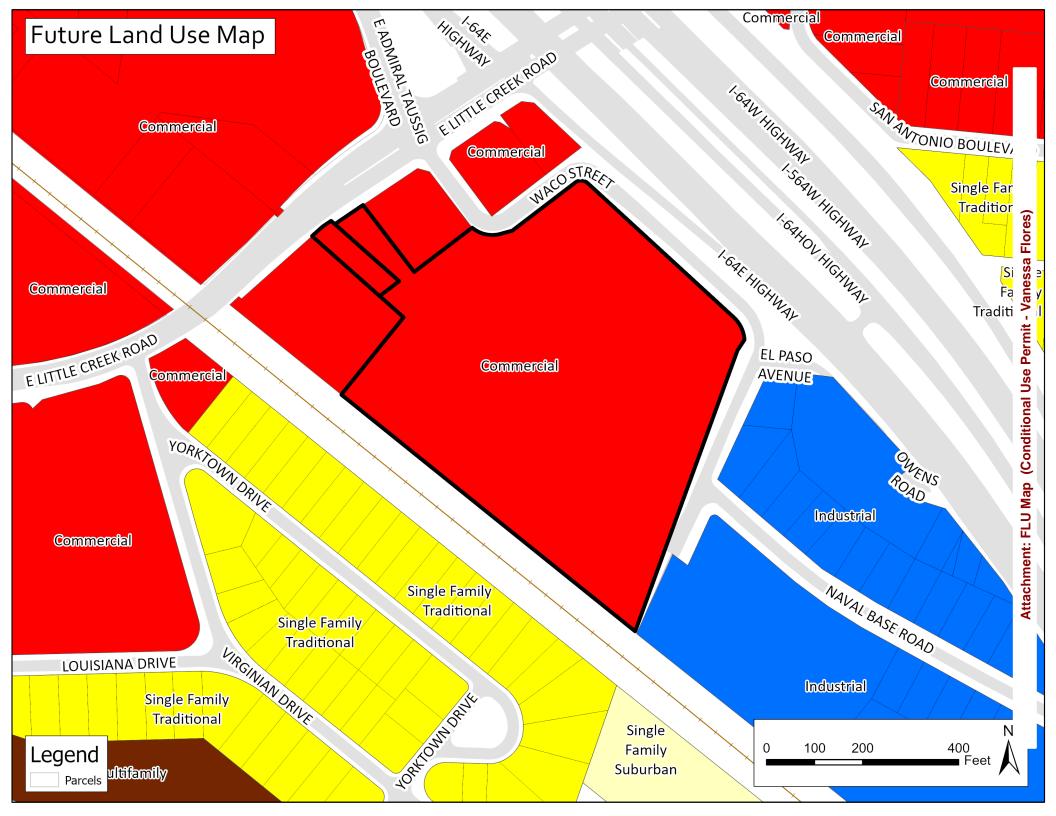
#### 2.4.8.C. CONDITIONAL USE PERMIT REVIEW STANDARDS

A Conditional Use Permit may be approved if the applicant demonstrates that the proposed conditional use:

- 1) Is consistent with the purposes, goals and policies of the comprehensive plan and other applicable city-adopted plans;
- 2) Complies with all applicable zoning district-specific standards in <a href="Article 3">Article 3</a>. Zoning Districts;
- 3) Complies with all applicable use-specific standards in <a href="Article 4">Article 4</a>. Performance Standards;
- **4)** Complies with all applicable development and design standards in <a href="Article 5"><u>Article 5. Development Standards</u></a>;
- 5) Complies with all relevant subdivision and infrastructure standards in Chapter 42.5 of City Code;
- 6) Is appropriate for its location and is compatible with the general character of surrounding lands and the types, scale, and intensity of uses allowed in the zoning district where proposed;
- 7) Adequately screens, buffers, or otherwise minimizes adverse visual impacts on adjacent lands;
- 8) Avoids significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, night-time activity, and other site elements;
- **9)** Avoids significant deterioration of water and air resources, scenic resources, and other natural resources;
- **10)** Maintains safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site;
- 11) Is served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- **12)** Maintains adequate parking, loading and other necessary facilities to serve the proposed use;
- **13)** Will not substantially diminish or impair the value of the land within the neighborhood in which it is located.
- **14)** Will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various Conditional Use Permits of all types on the immediate neighborhood and the effect of the proposed type of Conditional Use Permit on the city as a whole;
- 15) Complies with all other relevant city, state and federal laws and standards; and
- **16)** Is required by the public necessity, convenience, general welfare, or good zoning practice.









## **APPLICATION CONDITIONAL USE PERMIT** (Please print)

Date	June 12, 2023	
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DESCRIPTION OF PROPERTY				
Address: 201 East Little Creek Road, Norfolk, Va (Parcel A) and 217 East Little Creek Road, Norfolk, Va.				
Existing Use of Property: 201 East Little Creek Road is vacant/217 East Little Creek Road is a retail ham shop.				
Proposed Use: Retail and grocery sales for over 50,000 square feet gross floor area; Alternative signage as shown on attached exhibit.				
Current Building Square Footage: 134,987/4932 Proposed Building Square Footage: 150,000 sf				
Trade Name of Business (if applicable): TBA				
APPLICANT*				
1. Name of applicant: (Last) FLORES (First) VANESSA (MI) P				
Mailing address of applicant (Street/P.O. Box): 1128 INDEPENDENCE BLVD., SUITE 200				
(City): VIRGINIA BEACH (State): VIRGINIA (Zip Code): 23455				
Daytime telephone number of applicant: 461-1000/757-320-1654				
Daytime telephone number of applicant: 757 461-1000/757-320-1654  E-mail address: VFLORES@KOTARIDES.COM				
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E-mail address: VFLORES@KOTARIDES.COM				
E-mail address: VFLORES@KOTARIDES.COM  AUTHORIZED AGENT* (if applicable)				
E-mail address: VFLORES@KOTARIDES.COM  AUTHORIZED AGENT* (if applicable)  2. Name of applicant: (Last) TRANT (First) TIMOTHY (MI) O				
E-mail address: VFLORES@KOTARIDES.COM  AUTHORIZED AGENT* (if applicable)  2. Name of applicant: (Last) TRANT (First) TIMOTHY (MI) O  Mailing address of applicant (Street/P.O. Box): 11815 FOUNTAIN WAY, SUITE 400				

## **DEPARTMENT OF CITY PLANNING**

810 Union Street, Room 508 Norfolk, Virginia 23510 Telephone (757) 664-4752 Fax (757) 441-1569 (Revised July, 2018)

**Application Conditional Use Permit** Page 2

PROPERTY OWNER*	**KG1 LITTLE CREEK HAM LLO
3. Name of property owner: (Last) KG1 LITTLE CREEK LLC AND** (First)	(MI)
Mailing address of property owner (Street/P.O. box): 1128 INDEPENDENCE BLVD.	, SUITE 200
(City): VIRGINIA BEACH (State): VIRGINIA (Zip Code): 23455	
Daytime telephone number of owner: 757 461-1000	
E-mail address: VFLORES@KOTARIDES.COM	
*(If applicant/agent/property owner is a LLC or a Corp./Inc., include name of and/or all partners)  *SEE ATTACHED LIST OF OFFICIAL REPRESENTATIVE AND	·
CIVIC LEAGUE - BUSINESS ASSOCIATION - HOA INFORMATION	
Civic League contact: LOUIS GABRIEL, PRESIDENT OF SUBURBAN ACRES CIVIC LEAGUE (Email: S Date meeting attended/held: TBA	
Local Business Association (if applicable) contact:     JANETTE WOODRUFF, PRESIDENT OF EAST LITTLE CREK BUSINES   Date meeting attended/held:   TBA	SS ASSOCIATION (JANETTEWOODRUFF@GMAIL.COM)
Home/Property/Condominium Owners Association (if applicable) contact: NOT APPLICABLE	
Ward/Super Ward information: Ward 2 and Super Ward 6	
CERTIFICATION  I hereby submit this complete application and certify the information contaccurate to the best of my knowledge:	ained herein is true and
Print name: Petro Alex Kotarides, Manager *** Sign: 06/12 (Property Owner) *** of KG1 Little Creek LLC and KG1 Little Creek Ham LLC(Date)	2/2023
Print name:         Vanessa P. Flores         Sign:         06/12           (Applicant)         (Date)	2/2023
(If Applicable)	
Print name: Timothy O. Trant Sign: (Date)	<del></del>

## **DEPARTMENT OF CITY PLANNING**

810 Union Street, Room 508 Norfolk, Virginia 23510 Telephone (757) 664-4752 Fax (757) 441-1569



## Description of Operations Conditional Use Permit

Date: <u>JUNE 12, 2023</u>				
Trade name of business: TBA				
Address of business: 201 East Little Creek Road, Norfolk, Virginia				
Name(s) of business owner(s)*: TBA				
Name(s) of property owner(s)*: KG1 LITTLE CREEK LLC and KG1 LITTLE CREEK HAM LLC				
Paytime telephone number (757) 461-1000 *If business or property owner is partnership, all partners must be listed. *If business or property owner is an LLC or Corporation, all principals must be listed.				
*SEE ATTACHED LIST OF PR Proposed Hours of Operation:	RINCIPALS			
Weekday From: 6:00 am To: 12:00 am				
Friday From: 6:00 am To: 12:00 am				
Saturday From: 6:00 am To: 12:00 am				
Sunday From: 6:00 am To: 12:00 am				

## **Signature of Applicant**

## **DEPARTMENT OF CITY PLANNING**



## **Checklist – Conditional Use Permit**

Item	Yes	No	Not Applicable (Staff to fill-out)	Comments
Required application fee, \$1,080.00	X			Check attached.
Pre-application meeting with Zoning Staff (At least 3 business days prior to deadline)	X			Preliminary Site Plan Review meeting on May 3, 2023. Met with Susan Pollock on May 26, 2023.
Has this proposal been coordinated with the appropriate Civic League(s) or a public meeting held?	X			In process of setting meeting dates.
Has this application been coordinated with the Department of Transit? (757) 664-7300	x			
Has this application been coordinated with Recreation, Parks and Open Space (757)-441-2400?	x			
One 8½ x 14 inch or 11 x 17-inch scaled copy of a physical survey	X			Attached
One 8½ x 14 inch or 11 x 17-inch scaled copy of a conceptual site plan	X			Attached, including copy of Alternative signage exhibit
Signature of all property owners?	X			
Is property in an AICUZ? Clear zone/Accident Potential Zone (APZ)/Noise zone		x		
Is property within ½ mile of another locality, or 3,000 feet of a military installation?		х		
Proof of all City taxes paid?	X			See attached bills and cancelled checks.
Copy of Business License	ТВА	ТВА	TBA	TBA

Applicant Signature:	Date:
Staff Signature:	Date:

## **DEPARTMENT OF CITY PLANNING**

810 Union Street, Room 508 Norfolk, Virginia 23510 Telephone (757) 664-4752 Fax (757) 441-1569 (Revised July, 2018)

## Brief description of business:

The proposed use is intended to be a large, high-quality general merchandise retail store that will include a grocery. The proposed retailer has a national footprint with stores in all 50 states and over \$1 billion in sales for 2022. It is anticipated that the facility will employ approximately 150 people.

KG1 Little Creek LLC

Sole Member and a Manager: Kotarides G1 LLC

Principals, Official Representatives, and Managers of Kotarides G1 LLC and KG1 Little Creek LLC:

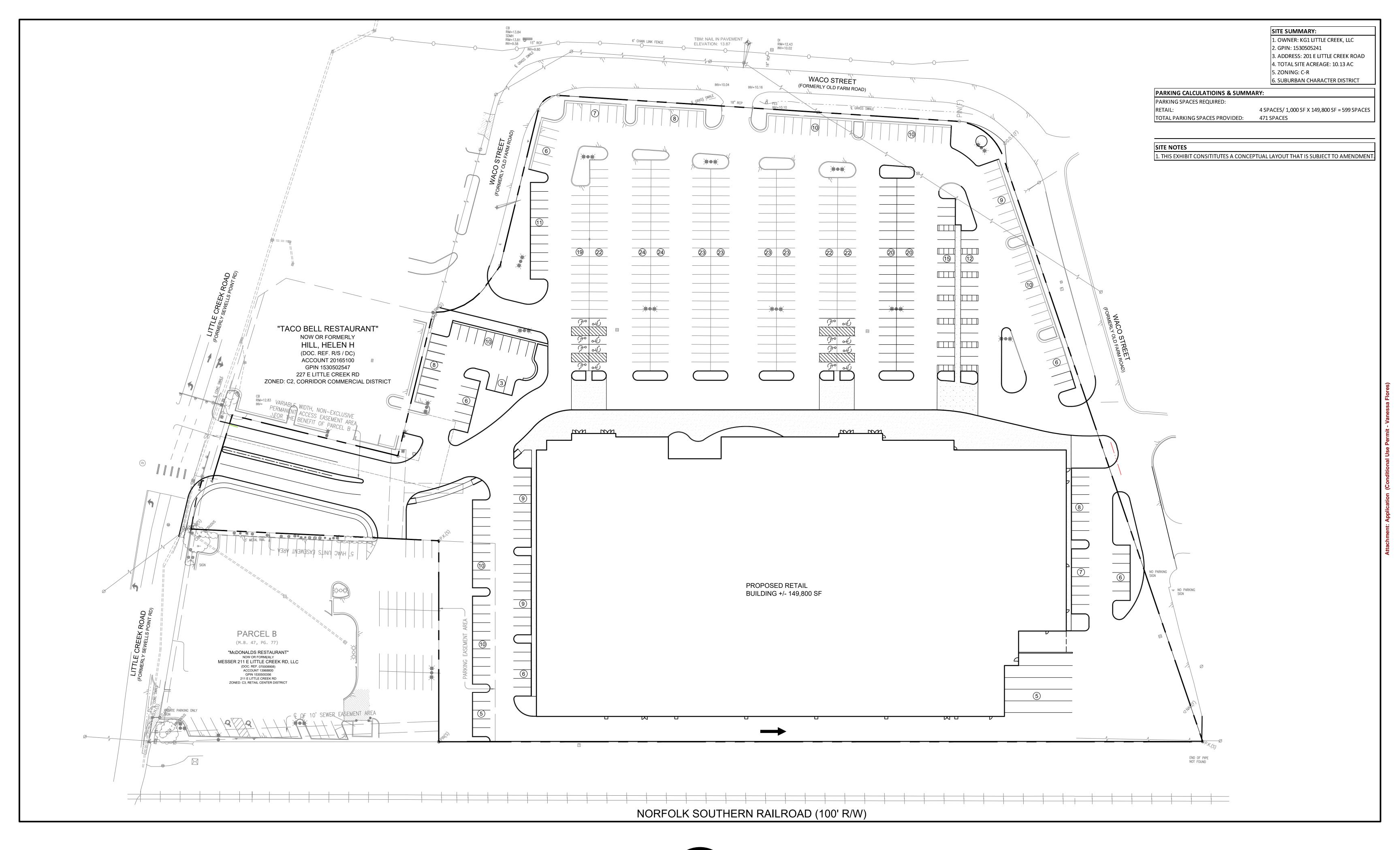
Pete A. Kotarides Pete O. Kotarides Petro A. Kotarides Basil O. Kotarides

KG1 Little Creek Ham LLC

Sole Member and a Manager: Kotarides G1 LLC

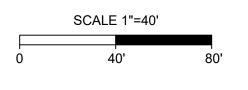
Principals, Official Representatives, and Managers of Kotarides G1 LLC and KG1 Little Creek Ham:

Pete A. Kotarides Pete O. Kotarides Petro A. Kotarides Basil O. Kotarides



# CONCEPTUAL LAYOUT







# ① D.H.(F)

 $\bigwedge$  NAIL(F) D.O.T.(F)

HT. HEIGHT INV INVERT PVC POLYVINYL CHLORIDE

SSMH SANITARY MANHOLE VCP VITRIFIED CLAY PIPE

SURFACE TYPE LEGEND BRICK, RUNNING BOND CONCRETE WOOD DECK

NON-SKIP MAT

PARCEL I: (Fee Simple)

PARCEL II: (Fee Simple)

Legal Description situate, lying and being in the City of Norfolk, Virginia, and known, numbered and designated as "Now or Formerly E.L. Fentress", as shown on that certain plat entitled "Physical Survey of Property for Virginia State Shopping Plazas, Inc., Norfolk, Virginia, Scale 1" = 30', December 1, 1971, Marsh and Basgier, Consulting Engineers — Surveyors", and being more particularly

BEGINNING at the southeast corner of Little Creek Road and Norfolk and Western Railway Company 100' R/W, thence running along the southern line of Little Creek Road the following courses and distances: N 48° 36' 12" E, 25.27 feet; thence running S 49° 44' 00" E, 7.55 feet; thence running 49° 43' 51" E, 196.38 feet; thence leaving said southern line of Little Creek Road S 47° 02' 00" E 188.35 feet; thence running N 54° 02' 00" E 51.09 feet; thence running S 47° 02' 00" E, 135.89 feet; thence running S 40° 16' 00" W, 253.06 feet to the eastern line of the Norfolk and Western Railway Company 100' R/W, thence running N 49° 44' 00" W, 379.53 feet to the Point of Beginning.

TOGETHER WITH the right to use the drive aisles as set forth in that certain Memorandum of Lease by and between Home Quarters Warehouse, Inc. and McDonald's Corporation, recorded in the Clerk's Office of the Circuit Court of the City of Norfolk, Virginia in Deed Book 2584, at Page 524.

LESS AND EXCEPT therefrom the following:

GPIN 1530500356

21/1 EXITTYE CREEK RD/

ZONED: C3, RETAIL ØENTER DISTRICT

bounded and described as follows:

N49.41 13.W (DEED)

/239,95' (DEED/FIELD)

N49°41'13"E 239.47' (PARCEL XII LEASEHOLD—PARCEL 11—A)

239.90' (PARCEL III LEASEHOLD-PARCELLIPS OF

PÁRCÉL III

(D.B. 1083, PG. 463) (D.B. 1083, PG. 647)

P.O.B.

PARCEL II

P.O.C.

PARCEL III

ALL THAT certain tract or parcel of land situate in the City of Norfolk, State of Virginia, and

shown on a plat entitled "Physical Survey of Property for Virginia State Shopping Plazas, Inc.,

BEGINNING at a point on the west side of Waco Street where the same is intersected by the

north line of the Norfolk & Western Railway Company 100-foot right of way, as shown on the

aforesaid plat; thence extending N 49° 44' 00" W 704.50 feet to a pin; thence extending N 40°

16' 00" E 253.06 feet to pin; thence extending N 47° 02' 00" W, 325.25 feet to the east side

73.01 feet to a pin; thence extending S 35° 58' 00" E 185.47 feet to an old pin; thence

of Little Creek Road; thence extending along the east side of Little Creek Road N 57° 16' 34" E

extending N 54° 02' 00" E 151.79 feet to a pin; thence extending along the arc of a curve to

the left whose radius is 65 feet a distance of 66.38 feet to a pin; thence extending N 76° 10'

31" E 21.84 feet to a pin; thence extending N 54° 02' 34" E 165.04 feet to a pin; thence

extending along the arc of a curve to the right whose radius is 20 feet a distance of 27.87

feet to a pin in the southern line of Waco Street; thence extending along the southern line of

Waco Street S 46° 01' 06" E 413.12 feet to a pin; thence extending along the arc of a curve

13' 27" W 25.94 feet to a pin in the western line of Waco Street; thence extending along the

ALL THAT certain lot, piece or parcel of land, with the buildings and improvements thereon,

western line of Waco Street S 21° 25' 00" W 624.63 feet to the point of beginning.

to the right whose radius is 70 feet a distance of 53.20 feet to a pin; thence extending S 35°

Surveyors", and being more particularly bounded and described as follows, to-wit:

Norfolk, Virginia, Scale 1" = 30', December 1, 1971, Marsh and Basgier, Consulting Engineers -

Parcel of land located in the City of Norfolk, State of Virginia, as set out on the aforesaid plat of physical survey, commencing at the southeastern comer of the intersection of the northern boundary line of the Norfolk and Western Railway Company 100' R/W and the southerly right of way line of Little Creek Road: thence running N 48 \* 36'12" E 25.27 feet to a point; thence running S 49 \* 44' 00" E 7.55 feet to the point of beginning, being the northwestern comer of the property now or formerly E.L. Fentress; from said point of beginning continuing along the

southern right of way line of Little Creek Road N 49 \* 43' 51" E, 196.38 feet to the dividing line between E.L. Fentress and Samuel A. Shoemaker; thence along said dividing line S 47 ° 02' 00" E, 324.41 feet to a point; thence S 42 \* 58'00" W 87.74 feet to a point; thence S 78 '44'00" seconds W 4.41 feet to a point; thence South 85 '15 minutes' 00" W, 50.70 feet to a point; thence N 87 \* 19'00" W, 50.80 feet to a point; thence N 81 \* 15' 00" W, 39.20 feet to a point; thence N 49 \* 44'00" W 239.95 feet to the point of beginning

VIRGINIAN RAILWAY (100' R/W)

## PARCEL III: (Leasehold)

## Lease Parcel 1

Parcel of land located in the City of Norfolk, State of Virginia, as set out on the aforesaid plat of physical survey, commencing at the southeastern corner of the intersection of the northern boundary line of the Norfolk and Western Railway Company 100' R/W and the southerly right of way line of Little Creek Road: thence running N 48° 36' 12" E 25.27 feet to a point; thence running S 49° 44' 00" E 7.55 feet to the point of beginning, being the northwestern corner of the property now or formerly E.L. Fentress; from said point of beginning continuing along the southern right of way line of Little Creek Road N 49° 43' 51" E, 196.38 feet to the dividing line between E.L. Fentress and Samuel A. Shoemaker; thence along said dividing line S 47° 02' 00" E, 324.41 feet to a point; thence S 42° 58' 00" W 87.74 feet to a point; thence S 78° 44' 00" W 4.41 feet to a point; thence South 85° 15' 00" W, 50.70 feet to a point: thence N 87° 19' 00" W 50.80 feet to a point: thence N 81° 15' 00" W. 39.20 feet to a point; thence N 49° 44' 00" W 239.95 feet to the Lease Parcel 1-A

704.45' (FIELD) 704.50' (DEED)

1083.98°

Beginning at a drill hole in the southern line of the right-of-way of Little Creek Road (formerly Sewells Point Road); said point of beginning being located N 48°36'12" E. 25.26' and S 49°41'13" E. 7.54' from the intersection of the southern right-of-way line of Little Creek Road and the eastern right-of-way line of the Norfolk and Western Railway.

VIRGINIA ELECTRIC & POWER COMPANY EASEMEI (D.B. 1210, PG. 90)

5' METAL RAIL

6 CHAIN LINK FENCE

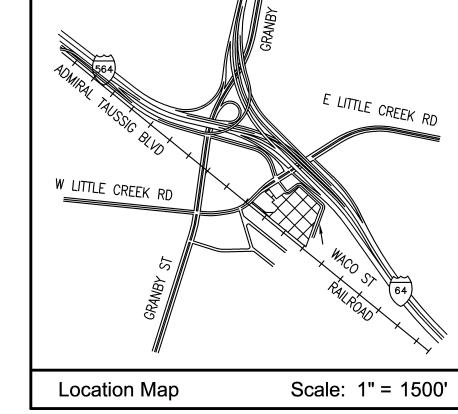
10' VIRGINIA ELECTRIC & POWER COMPANY EASEMENT (D.B. 1210, pg. 90)

P.O.B.-

PARCEL I

With the line of Fentress Charitable Remainder Unitrust. S 49°41'13" E 239.47' to a P.K. nail, S 81°15'00" E 39.79' to a P.K. nail, S 87°19'00" E 50.80' to a P.K. nail N 85°15'00" E 50.70' to a P.K. nail and N 78°44'00" E to a P.K. nail: thence Crossina the property of American Property Investors IX, S 42°58'00" W 116.32' to a point on the eastern right-of-way line of the Norfolk and Western Railway; thence With the eastern right-of-way line of the Norfolk and Western Railway, N 49°41'13" W 357.96' to a point at the intersection of the southern right-of-way line of Little Creek Road and the eastern right-of-way line of the Norfolk and Southern Railway; thence With the southern right-of-way line of Little Creek Road, N 48°36'12" E 25.26' to a point and S 49°41'13" E 7.54' to the point of beginning, containing 0.305 acres and being a part of that property described in Deed Book 1536, Page 216 to American Property Investors IX.

IT BEING the same property conveyed to Meritage—Little Creek, LLC, a Virginia limited iability company by Special Warranty Deed from ICAHN Enterprises Holdings L.P., a Delaware limited partnership, formerly known as American Real Estate Holdings L.P., dated March 3. 2008 and recorded March 5, 2008 in the Clerk's Office of the Circuit Court of the City of Norfolk, Virginia as Document No. 080006616.



1. THE PROPERTY SHOWN HEREON FALLS WITHIN FLOOD ZONE X, AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR THE CITY OF NORFOLK, VIRGINIA COMMUNITY MAP #510104 0060 F AND LAST DATED SEPTEMBER 2, 2009.

3. THERE EXISTS 532 REGULAR PARKING SPACES, 25 MARKED HANDICAP SPACE, 6 HANDICAP SPACES WITHOUT SYMBOLS, 11 SPACES OCCUPIED BY CART RETURN CORRALS AND 1 SPACE MARKED FOR A "STAR EMPLOYEE" ON THE PROPERTY. THERE ARE 11 REGULAR SPACES, 2 MARKED HANDICAP AND 1 SPACE OCCUPIED BY A FRAME SHED ON THE PROPERTY BUT ONLY ACCESSIBLE FROM McDONALD'S RESTAURANT DRIVE ISLE. THERE ARE 12 REGULAR

5. WITH RESPECT TO ITEMS 16, 17 AND 18 CONTAINED IN TABLE A OF THE OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS DETAILED IN THE ALTA/ACSM LAND TITLE SURVEY. REQUIREMENTS, WE OFFER THE FOLLOWING OBSERVATIONS OF SUBJECT PROPERTY: (16) WE OBSERVED NO EVIDENCE OF CURRENT EARTH MOVING ACTIVITIES OR BUILDING CONSTRUCTION. (17) WE OBSERVED NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR. THE

CITY OF NORFOLK PROPOSES NO CHANGES TO THE STREET RIGHT OF WAY. (18) WE OBSERVED NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR

(19) ACCORDING TO THE NATIONAL WETLANDS INVENTORY, WWW.FWS.GOV, THERE ARE NO WETLANDS ON

and/or its successors and/or assigns as their respective interests may appear. BridgeTrust Title Group, Agent for Chicago Title Insurance Company,

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18, 19, 20 and 21 of Table A thereof. The field work was completed on August 16, 2015.

AMERICAN ENGINEERING Ed I han EDWARD F. RUDIGER St. EDWARD F. RUDIGER, JR. DATE: SEPTEMBER 29, 2015 Lic. No. 1698 PROFESSIONAL LAND SURVEYOR LICENSE No. #1698

## ALTA/ACSM LAND TITLE SURVEY OF **GATEWAY SHOPPING CENTER** NORFOLK, VIRGINIA

KG1 LITTLE CREEK LLC

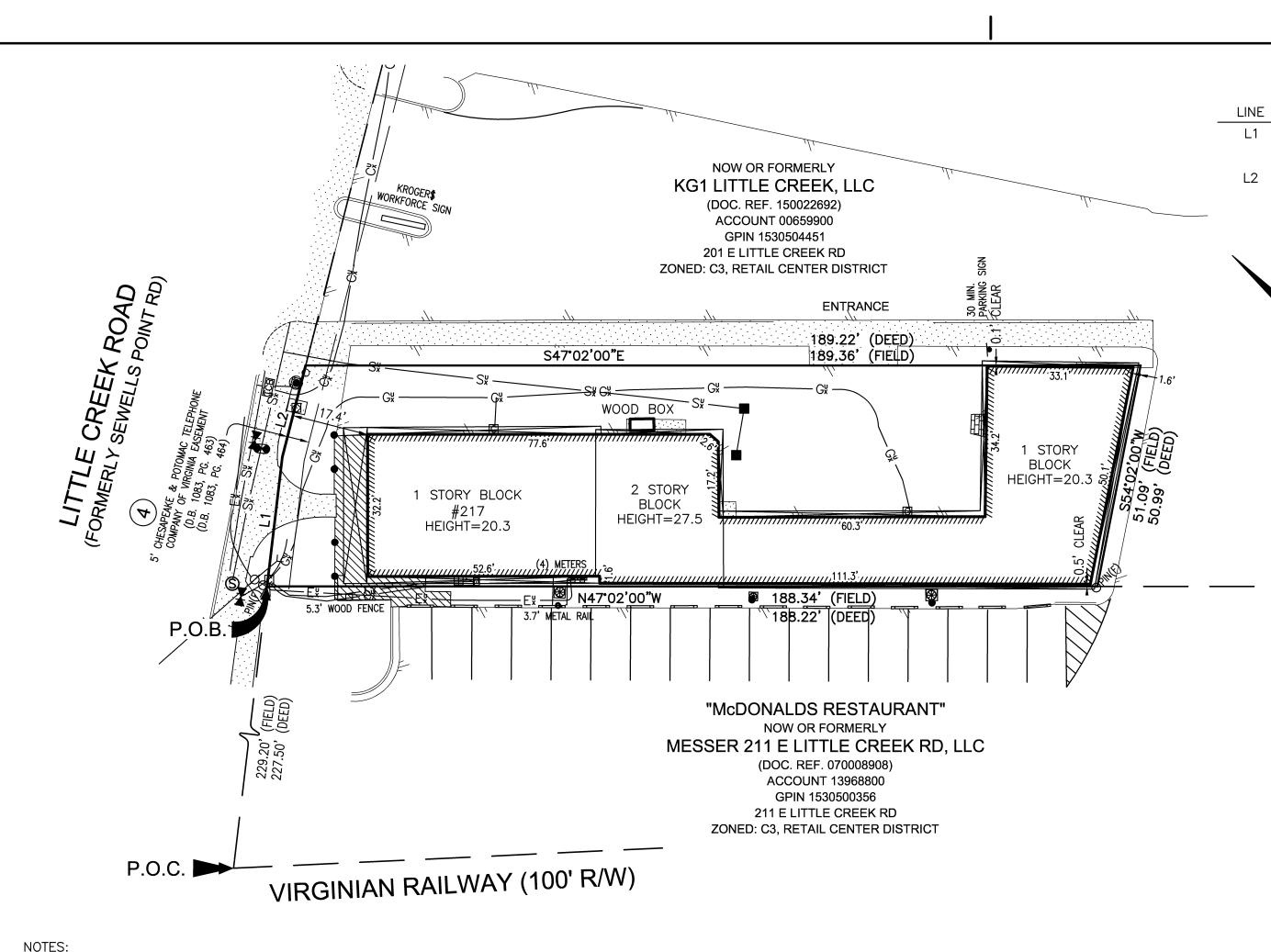


M:\15\098\Surveys\15098 Alta.dwg, 24x36, 9/30/2015 11:29:00 AM, dvertz, 1:1

REVISED: 09/29/2015 15098 DMV/JPP EFR. Jr M:\15\098\Surveys\15098 Alta.dwa, 24x36

SHEET 1 OF

N49°44'00"W



1. THE PROPERTY SHOWN HEREON FALLS WITHIN FLOOD ZONE X, AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR THE CITY OF NORFOLK, VIRGINIA COMMUNITY MAP #510104 0060 F AND LAST DATED SEPTEMBER 2, 2009.

2. THE PROPERTY SHOWN HEREON IS CURRENTLY:

SQ.FT. ACRES BLDG AREA BLDG CVRG. BLDG HGHT. REG. PARK. AS SHOWN

3. THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED: C-3 (RETAIL CENTER DISTRICT)

MINIMUM LOT WIDTH: 125 FEET. PRINCIPAL BUILDING SETBACK REQUIRED YARDS:

FRONT YARDS: 10 FEET SIDE YARDS: CORNER: 10 FEET INTERIOR: 10 FEET

REAR YARD: 10 FEET MAXIMUM BUILDING HEIGHTS: 60 FEET

4. WITH RESPECT TO ITEMS 16, 17 AND 18 CONTAINED IN TABLE A OF THE OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS DETAILED IN THE ALTA/ACSM LAND TITLE SURVEY REQUIREMENTS, WE OFFER THE FOLLOWING OBSERVATIONS OF SUBJECT PROPERTY:

- (16) WE OBSERVED NO EVIDENCE OF CURRENT EARTH MOVING ACTIVITIES OR BUILDING CONSTRUCTION. (17) WE OBSERVED NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR. THE CITY
- OF NORFOLK PROPOSES NO CHANGES TO THE STREET RIGHT OF WAY.
- (18) WE OBSERVED NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

Exceptions contained in BridgeTrust Title Group, formerly Pioneer Title Agent for Commitment No. 091049520 date issued January 20, 2016

4. The easement in favor of Chesapeake Potomac Telephone Company recorded in Deed Book 1083, at Page 463 and Deed Book 1083, at Page 464 affects the property and is shown hereon.

## SURFACE TYPE LEGEND

BRICK, RUNNING BOND CONCRETE WOOD DECK

## LEGEND (NOT TO SCALE)

SANITARY MANHOLE

TRAFFIC STEEL BOLLARD

TELEPHONE UNDERGROUND PLATE

TRAFFIC CONTROL BOX

TELEPHONE PEDESTAL

TRAFFIC SIGNAL POLE

TRAFFIC WHEEL STOP

WATER METER

WATER VALVE

HVAC EQUIPMENT

C	CATV PEDESTAL	APPEARANCE	DESCRIPTION
	ELECTRIC CONTROL BOX	///////////////////////////////////////	BUILDING EXTERIOR WALL
>	ELECTRIC GUY WIRE	<del></del>	ELECTRIC OVERHEAD WIRE
	ELECTRIC METER	<b></b>	METAL HANDRAIL
Ø	ELECTRIC POWER POLE		WOOD FENCE
G	GAS METER	——————————————————————————————————————	EDGE OF PAVEMENT
$\bowtie$	GAS VALVE		ADJACENT PROPERTY
	SANITARY CLEANOUT		TELEBHONE EASEMENT

C#	COMMUNICATIONS (ORANGE PA
E¥	ELECTRIC (RED PAINT)
	GAS (YELLOW PAINT)
S¥	SEWER (GREEN PAINT)
	WATER (BLUE PAINT)

(DEED) (FIELD) (DEED) (FIELD)

E LITTLE CREEK RD W LITTLE CREEK RD **Location Map** Scale: 1" = 1500'

Legal Description

LINE TABLE

DISTANCE

29.32

29.56

21.57

21.45

BEARING

S49°43'20"W

N49°43'51"E

S57°16'W

N57°16'34"E

OFFO,

All that certain tract, piece or parcel of land with the buildings and improvements thereon, situate, lying and being in the City of Norfolk, Virginia, and being more particularly bounded and described as follows:

Beginning at a point in the eastern right of way of Little Creek Road, as it now exists, at the dividing line of the property herein conveyed and that now or formerly belonging to E.L. Fentress, which point is 227.50 feet in an easterly direction, as measured along the eastern line of Little Creek Road, as it now exists, from the intersection of Little Creek Road, as it now exists, and the Virginian Railway right of way; thence S 47 degrees 02' E 188.22 feet to a point; thence N 54 degrees 02' E 50.99 feet to a point; thence 47 degrees 02' W 189.22 feet to a point in the eastern line of Little Creek Road as it now exists; thence S 57 degrees 16' W along the said eastern line of Little Creek Road, as it now exists, 21.57 feet to a point; thence S 49 degrees 43' 20" W along said line 29.32 feet to the point of beginning.

To KG1 Little Creek Ham LLC, BridgeTrust Title Group, Agent for, its successors and assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 13, 14, 16 and 18 of Table A thereof. The field work was completed on February 1, 2016.

2-2-2016 AMERICAN ENGINEERING EDWARD F. RUDIGER, JR. DATE: FEBRUARY 2, 2016 EDWARD F. RUDIGER, Jr. Lic. No. 1698 PROFESSIONAL LAND SURVEYOR LICENSE No. #1698 SURVEY SURVEY

## ALTA/ACSM LAND TITLE SURVEY OF 217 E LITTLE CREEK RD

NORFOLK, VIRGINIA FOR

# KG1 LITTLE CREEK HAM LLC



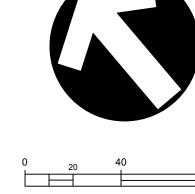
LINE TYPE LEGEND (SCALE 1:2)

	WOOD FENCE		
4	EDGE OF PAVEMENT		
	ADJACENT PROPERTY		
	TELEPHONE EASEMENT		
INDERGROUND UTILITIES			
AS MARKED BY "MISS UTILITY"			
C;	COMMUNICATIONS (ORANGE PAINT)		
———— Eå ————	ELECTRIC (RED PAINT)		

SHEET 1 OF

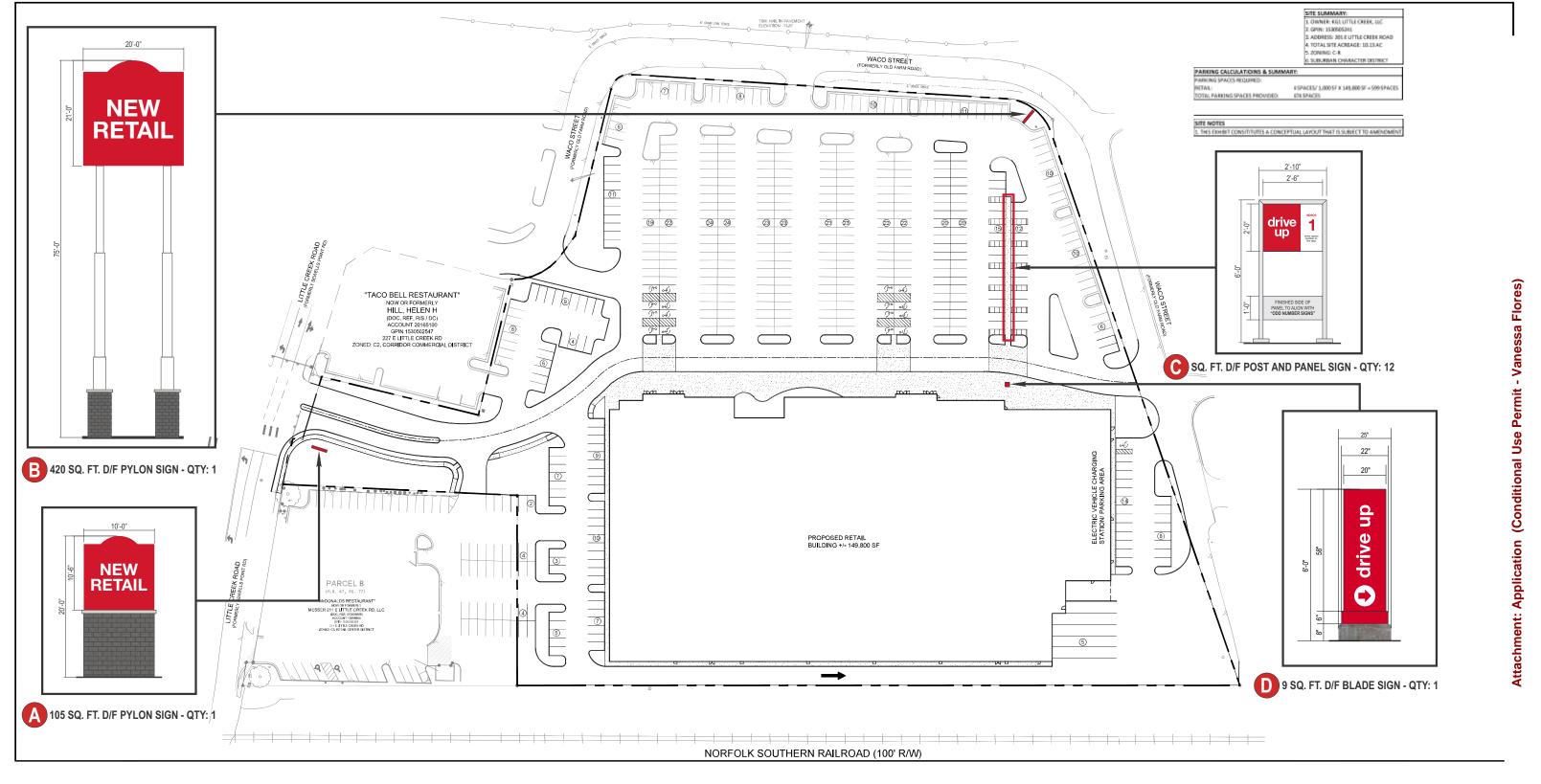
# CONCEPTUAL LANDSCAPE PLAN







S:\101\59132-Target - E Little Creek Road\DWG\Sheet\Exhibit\Landscape Requirements Exhibit.dwg | Plotted on 5/31/2023 12:07 AM | by David Johnson



## **CONCEPTUAL LAYOUT**

Norfolk Retail Building - May 9, 2023







Client: T.B.D.

Address: 201 E. LITTLE CREEK ROAD City/State: NORFOLK, VA 23505

Sales: HOUSE Date: 05.15.23

This is an original drawing created by Walton. It is submitted for your personal use, however, it shall at all times remain the property of Walton. It may be used in connection with the project being planned for you by Walton, but not otherwise. You are not authorized to show these drawings to anyone outside your PM JMD organization, nor is it to be reproduced, used, copied or exhibited in any fashion.

gns will be manufactured with 120 or 277 Volts A/C. Primary electrical service to the sign,and final nection thereof, is the responsibility of the buyer. Il work is to be done in accordance with the purchase greement attached hereto. In case of variance between the specifications of the purchase agreeme and this drawing, the drawing shall prevail.

This sign is intended to be installed in Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper

accordance with the requirements of Sales: grounding and bonding of the sign.

Date: Date: Date: PAGE SIZE: 11" x 17" Client: Date:

Sheet: 1 of 3





## WARDS CORNER NORFOLK, VIRGINIA - PROPOSED EXTERIORS

16 MAY 2023



10101 Reunion Place Suite 200 San Antonio, TX 78216

P 210, 886, 0644 waltonsignage.com

© 2021 WALTON ALL RIGHTS RESERVED

Client: T.B.D. Address: 201 E. LITTLE CREEK ROAD

> City/State: NORFOLK, VA 23505 Sales: HOUSE

Date: 05.15.23

This is an original drawing created by Walton. It is submitted for your personal use, however, it shall at all times remain the property of Walton. It may be used in connection with the project being planned for you by Walton, but not otherwise. You are not authorized to show these drawings to anyone outside your PM JMD organization, nor is it to be reproduced, used, copied or exhibited in any fashion.

Signs will be manufactured with 120 or 277 Volts A/C. All Primary electrical service to the sign, and final All Primary electrical service to the sign, and final connection thereof, is the responsibility of the buyer. All work is to be done in accordance with the purchase agreement attached hereto. In case of variance between the specifications of the purchase agreement and this drawing, the drawing shall prevail.

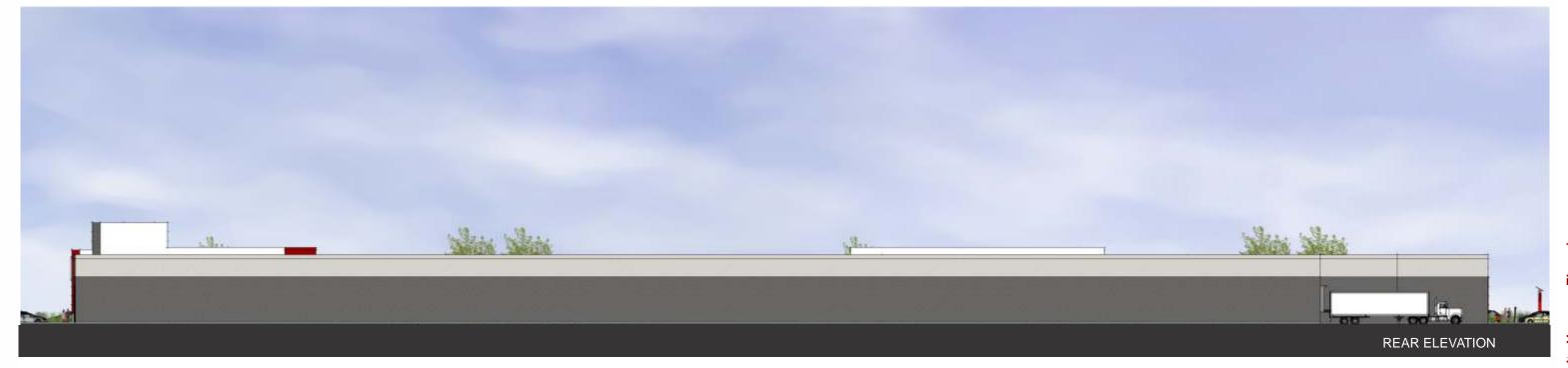
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local

Approvation Sales:

P.M.: codes. This includes proper grounding and bonding of the sign.

Date: Date: Date: Design: Date: PAGE SIZE: 11" x 17" Client:

Sheet: 2 of 3





## WARDS CORNER NORFOLK, VIRGINIA - PROPOSED EXTERIORS

16 MAY 2023



10101 Reunion Place Suite 200 San Antonio, TX 78216

P 210, 886, 0644 waltonsignage.com

© 2021 WALTON ALL RIGHTS RESERVED

Client: T.B.D.

Address: 201 E. LITTLE CREEK ROAD

City/State: NORFOLK, VA 23505 Sales: HOUSE

Date: 05.15.23

This is an original drawing created by Walton. It is submitted for your personal use, however, it shall at all times remain the property of Walton. It may be used in connection with the project

being planned for you by Walton, but not

otherwise. You are not authorized to show

these drawings to anyone outside your PM JMD organization, nor is it to be reproduced, used, copied or exhibited in any fashion.

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	and this
	and this
<b>⊔</b> .	

Signs will be manufactured with 120 or 277 Volts A/C. All Primary electrical service to the sign and final connection thereof, is the responsibility of the buyer. All work is to be done in accordance with the purchase agreement attached hereto. In case of variance on the specifications of the purchase agreements drawing, the drawing shall prevail.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Approva

Sales:

P.M.:

Design

Date: Date: Date: Date: PAGE SIZE: 11" x 17" Client:

Sheet: 3 of 3

Extra Space Properties 106, Llc Po Box 71870 Salt Lake City UT 84171-0870

Kg1 Little Creek, Llc 1128 Independence Blvd Ste 200 Virginia Beach VA 23455-5555 Commerce Bank 100 N Tryon St Ste 3800 Charlotte NC 28202-4207

Old Owens Llc 3302 East Ocean View Ave Norfolk VA 23518 Brantley, Benjamin K 7512 Yorktown Dr Norfolk VA 23505-3514 Goulette, Cory A 7524 Yorktown Dr Norfolk VA 23505-3514

Inner City Llc 3302 East Ocean View Ave Norfolk VA 23518 Edwards, Russell A & Leslie A 7514 Yorktown Dr Norfolk VA 23505-3514 Old Owens Llc 3302 East Ocean View Ave Norfolk VA 23518

Old Owens Llc 3302 East Ocean View Ave Norfolk VA 23518 The Mayfield Company Of Virginia Llc 19 Holly Ln Norfolk VA 23505 Jwdwc, Llc 3200 Pacific Ave Ste 100 Virginia Beach VA 23451-2917

Hughes Promenade Tic 22, Llc Po Box 9748 Norfolk VA 23505-0748 Albers, Grace 7538 Yorktown Dr Norfolk VA 23505 Carey, Gerald M Jr & Christin E 7544 Yorktown Dr Norfolk VA 23505-3514

Edc Homes I Llc 1439 N Great Neck Rd #201 Virginia Beach VA 23454 Slater, Tina 5732 Gretna Road Virginia Beach VA 23455 Barrington, Whitney 7546 Yorktown Dr Norfolk VA 23505-3514

Hill, Helen H Po Box 35370 Louisville KY 40232-5370 Naval Base Road, Llc 2608 Wildcat Ln Virginia Beach VA 23456-8013 A & R Investments, Llc 249 E Little Creek Rd Norfolk VA 23505-2504

ONeil, Samuel H & Marissa A 7518 Yorktown Dr Norfolk VA 23505-3514 Archers Green li Llc 244 Mustang Trl Ste 6 Virginia Beach VA 23452-7513 Kawa, Mark D 1301 Bermuda Hundred Rd Chester VA 23836-3108

Townsend, Christina H F 7526 Yorktown Dr Norfolk VA 23505-3514 Kately, Derrick J 7542 Yorktown Dr Norfolk VA 23505-3514 Victor Alpha Assoc Iv, Llv 3825 Edwards Rd Ste 200 Cincinnati OH 45209

Suso 4 Norfolk, Lp 200 Front St West Ste 2400 Toronto ON M5V 3K2 Edwards, Robert Lee lii 1917 Langana Ct Virginia Beach VA 23456

Kg1 Little Creek Ham, Llc 1128 Independence Blvd Ste 200 Virginia Beach VA 23455-5505 Kandil, Rawia A 2518 Wingfield Rd Norfolk VA 23518-4565 Schoener, Aaron Thomas & Jessica M 7536 Yorktown Dr Norfolk VA 23505-3514 Sweitzer, Charles R & Gloria C 7530 Yorktown Dr Norfolk VA 23505-3514

Sidbury, Dequan 7520 Yorktown Dr Norfolk VA 23505 Guevara, Henry J 7510 Yorktown Dr Norfolk VA 23505-3514 Mlc Properties Llc 1114 Toler Pl Norfolk VA 23503-1213

Old Owens Llc 3302 East Ocean View Ave Norfolk VA 23518 Dees, Joseph R 7540 Yorktown Drive Norfolk VA 23505

Corliss, John T & Nancy 7534 Yorktown Dr Norfolk VA 23505-3514

Scarborough, Ben S 146 Rowland Creek Rd Moyock NC 27958-8735

## Williams, Sherri

Williams, Sherri From:

Thursday, June 22, 2023 1:47 PM Sent:

Doyle, Courtney; McClellan, Andria; Goldin, Jamie; SACL President; To:

info@wardscorner.com

Cc: Pollock, Susan

New Planning Commission Item-201 and 217 E Little Creek Road Subject:

Attachments: Application.pdf

Attached please find the following information tentatively scheduled to be heard at the July 27, 2023 Planning Commission public hearing:

VANESSA FLORES, for the following Conditional Use Permits at 201 E. Little Creek Road and 217 E. Little Creek Road: (Ward 2/Superward 6)

Retail goods establishment. a.

b. Alternative signage.

The purpose of these requests is to allow a retail and grocery store for over 50,000 square feet and Alternative signage.

Staff contact: Susan Pollock at (757) 664-4765, susan.pollock@norfolk.gov

#### Thank You

Sherri Williams, CZO City Planner I – City Clerk Planning Department 810 Union Street | Suite 508 Norfolk, VA 23510 (757) 664-6771 office | (757) 618-5720 cell

#### Connect with us:









